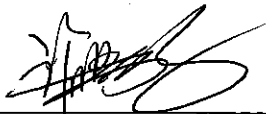


Date: 18 December 2015

We refer to the agreement for sale and purchase (the "SPA") of the Property (as defined in the SPA) dated 19 August 2015 and entered into between KEE Zippers Corporation Limited ("KEE Zippers") and Classic Winner Limited ("Classic Winner") and the form of tenancy agreement (the "Tenancy Agreement") annexed to the SPA.

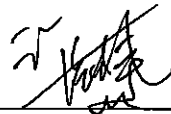
We hereby confirm our agreement that if KEE Zippers exercises its option to extend the term of the Tenancy Agreement, the rent to be payable throughout the extended term of the Tenancy Agreement by KEE Zippers to Classic Winner shall be determined according to the prevailing open market rent under the valuation report to be prepared by an independent professional valuer to be engaged by KEE Zippers or its holding company.

For and on behalf of  
KEE Zippers Corporation Limited



Name: XU XIPENG  
Director

For and on behalf of  
Classic Winner Limited



Name: XU XINAN  
Director